

## NEIGHBORHOOD GUIDE



### Sea Pines Resort

Sea Pines is the southern most tip of Hilton Head Island and encompasses 5,000 acres of pristine ocean-front, marshes and deepwater. Sea Pines is home to the famed lighthouse in Harbortown and the Salty Dog in South Beach. Sea Pines Properties include homes, villas and homesites. Four eighteen hole golf courses, pools, tennis courts, marinas, shops and restaurants can be found in Sea Pines. Visitor passes may be purchased at the gate for \$5.00.



### Shelter Cove

Designed to resemble a Mediterranean oceanside village, Shelter Cove Harbour and Marina is at the heart of Hilton Head Island's largest deepwater yacht basin. The 15.5 acre marina offers 170 boat slips for boats up to 120 feet long. The famous and larger than life King Neptune sculpture on the harbour is also one of the world's largest working sundials.



### Spanish Wells

The tree lined drives and trails make Spanish Wells Plantation a one-of-a-kind beautiful place to live. The landscaping includes lush flowers and Artesian wells that have been around since the 1790s and previously used by the Spanish Armadas to refill their kegs between trips. You will have plenty of space, privacy, and quiet to enjoy.



### Shipyard Plantation

Shipyard Plantation is an 800 acre community on the south end of Hilton Head Island that provides a beautiful mesh of residential and resort vacation living. Many of the Shipyard Plantation homes and villas for sale overlook fairways and fresh water lakes. The Beach Club at Shipyard Plantation is located on the beach and offers direct private access for residents, renters and guests.



### Wexford Plantation

Wexford Plantation is a private residential community with a required equity membership. Property owners enjoy swimming, tennis, croquet, an 18 hole Championship Golf Course and a lock system marina that is world class. The beautiful and grand clubhouse offers full service and overlooks the marina. Wexford properties include homes, home sites and patio homes.



### Windmill Harbour

Windmill Harbour is 172 acres of pristine, private Hilton Head Island real estate that includes single family homes, townhomes and luxury condos. The community is home to the South Carolina Yacht Club. All the fantastic attractions, events and recreational options of Hilton Head Island, the outlet shops of next-door Bluffton make this neighborhood perfect place to own.



### Haig Point

Haig Point is located between Hilton Head Island and Savannah on Daufuskie Island. This community is an equity club with private golf, clubhouses, restaurants, nature trails, swimming pools and marinas. Surrounded by the Calibogue Sound, intracoastal waterway and Atlantic Ocean, the properties offered include homes, home sites, villa and patio properties.



### Historic District/Daufuskie

Dream of lazy days and living in a place where the pace is laid back and easygoing? If so, real estate in the Historic District of Daufuskie Island is the place for you. You'll even feel as though you've stepped back in time when you drive home along the dirt roads, lined with live Oak trees draped with Spanish Moss.



### Melrose and Bloody Point

Bloody Point and Melrose Plantation are both areas on Daufuskie Island. Bloody Point, named for a 1700's battle between settling British and the Native Americans, is on the South point of the island and has fantastic views of Tybee Island, Hilton Head Island and Savannah. Melrose Plantation is situated on 720 acres on the island's ocean side.

Clubhouse	Beach Access	Tennis	Pool	Golf	Marina	
●	●	●	●	●	●	Lo \$299k Hi \$13M Avg \$1.27k
●	●	●	●	●	●	Lo 134.9k Hi 999k Avg 325k
●	●	●	●	●	●	Lo \$995 Hi \$2.55 Avg \$1.60
●	●	●	●	●	●	Lo \$347k Hi 4657k Avg \$443k
●	●	●	●	●	●	Lo \$589k Hi \$3.995M Avg \$1.56M
●	●	●	●	●	●	Lo \$489k Hi \$2.95M Avg \$913k
●	●	●	●	●	●	Lo \$254k Hi \$1.695M Avg \$795k
●	●	●	●	●	●	Lo \$254k Hi \$1.695k Avg \$795
●	●	●	●	●	●	Lo \$358k Hi \$495k Avg \$412k



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### Folly Field

Folly Field was one of the first vacation destination areas on Hilton Head Island with its beautiful beach and was the first neighborhood on the Island. The community offers The Islander Beach Club with parking restrooms and playground on the Island. Chaplain Park in the center of Folly Field offers soccer fields, a tennis center and dog park. Located in the center of Hilton Head's Beach.



### Forest Beach

Forest Beach is divided by Coligny Circle into two neighborhoods named North Forest Beach and South Forest Beach. Coligny Beach Park and Coligny Plaza offer fountains, picnic areas, numerous shops, restaurants, boutiques, a theater and beach access. Forest Beach homes, villas and home-sites offer convenience to the beautiful beaches, shops and restaurants.



### Hilton Head Plantation

Hilton Head Plantation is well established with small southern community charm surrounded by every amenity you could need, including golf, boating, tennis, social clubs, nature trails, an active home owners association, events, walking beach access and, of course, stunning views Hilton Head Island offers.



### Indigo Run Plantation

Indigo Run is a private gated community located on the north end of Hilton Head Island. This 1,780 acre community offers two clubhouses, two eighteen hole golf courses, a tennis/swimming pool complex and residential homes and home-sites. Views include forest, lagoon, golf and deep water along Broad Creek. The communities within Indigo Run include River Club, Broad Pointe, Golden Bear and The Golf Club.



### Leamington

Leamington Plantation features just over 250 single family homes and homesites. It is also home to the historic Old Hilton Head Rear Light, an historic lighthouse that sailors once used as a navigational tool. As a home owner, you have access to all the amenities of Palmetto Dunes as well as the private amenities of Leamington.



### Long Cove

Long Cove is a private golf community located in the middle of Hilton Head Island. This community boasts a Pete Dye Golf course within its 660 acres. Equity membership is required for property ownership and includes golf, tennis, clubhouse, pool, community services and a private community dock along Broad Creek. Long Cove properties include homes and home sites.



### Palmetto Dunes Resort

Palmetto Dunes is a gated community on Hilton Head's Beach. Palmetto Dunes offers four distinct neighborhoods including Leamington, Mariners, Inverness and Shelter Cove with residential and resort homes, villas and home-sites. Views include beach, golf, lagoon, forest or marina. Home to the oceanfront Omni and the Marriott. Palmetto Dunes was chosen as America's #1 Family Resort in North America by Travel + Leisure Family magazine.



### Palmetto Hall Plantation

Palmetto Hall Plantation Club is a strictly residential only community and one of the few in Hilton Head that allow residents to own their own private golf carts. The neighborhood consists of 750 acres with only 525 single family residences, which includes a flexible golf or social membership.



### Port Royal Plantation

Port Royal Plantation is a private luxury oceanfront residential community dedicated solely for residents and their guests. The development started in the 1960's, and has around 900 single family homes and 71 undeveloped home sites, with each home site ranging in size from 1/4 acre to well over an acre.

Clubhouse	Beach Access	Tennis	Pool	Golf	Marina	
●	●					Lo \$329k Hi \$1.499M Avg \$706k
●	●					Lo \$424k Hi \$4.495M Avg \$1.537M
●	●	●	●	●	●	Lo \$174k Hi \$259M Avg \$617k
●	●	●	●	●	●	Lo \$439k Hi \$1.695M Avg \$756k
●	●	●	●	●	●	Lo \$399k Hi \$1.495M Avg \$1.037M
●	●	●	●	●	●	Lo \$459k Hi \$2.175M Avg \$855k
●	●	●	●	●	●	Lo \$399k Hi \$4.591M Avg \$1.35M
●	●	●	●	●	●	Lo \$399k Hi \$1.615M Avg \$594
●	●	●	●	●	●	Lo \$382k Hi \$2.695M Avg \$900k





## The Oakridge Plantation

Not only does Daufuskie Island's Oakridge Plantation offer fantastic beaches with calming ocean breezes. The location of Oakridge Plantation allows residents to enjoy area restaurants, golf courses, tennis, an equestrian center and more. Residents can access their Oakridge Plantation property via a private boat or by the Haig Point ferry system and water taxi (if they are members at Haig Point).



## Oldfield Plantation

Oldfield is a private club and neighborhood offering 500 homes and home sites. Properties are sited overlooking the Greg Norman course, the Okatie River offering a low country lifestyle. Oldfield offers an Outfitters Center and Sports Club and the real estate for sale is southern Low-country style architecture along beautiful settings which are perfect for this style of home.



## Palmetto Bluff

If your dream is living in an area that incorporates the natural beauty of the surrounding environment then Palmetto Bluff is worth exploring. The developers of this 20,000-acre haven situated between Savannah, GA and Hilton Head, SC kept the natural beauty of the wetlands, the maritime forests, and the marsh and river edges in this community surrounded by three rivers.



## Belfair

Belfair Plantation is an private member equity community that offers luxury plantation style living in this gated community in Bluffton. There are two private 18 hole championship golf courses designed by Tom Fazio, club houses, swimming pools and bike paths. The Avenue of Oaks is breathtaking. Homes, cottages and home sites are available in Belfair with views of golf, lakes and forests.



## Berkeley Hall

Berkeley Hall is a private member equity community that was designed to offer "core" golf with many of the golf holes without homes or home sites along the fairways. Berkeley offers a health club, club house, golf learning center, swimming pools and tennis. Berkeley Hall offers convenience to Savannah, Hilton Head Island and Bluffton. Properties offered include cottages, homes and home sites.



## Colleton River Plantation

Colleton River offers is a private member equity community with two championship 18 hole golf courses, two clubhouses, tennis center and swimming pool. Colleton encompasses over 1200 acres and several miles of marsh and a mile of waterfront locations. Homes and home sites are offered in this community along the fairways, overlooking private docks and on tranquil lagoons.



## Eagle's Pointe

Just miles from the bridge leading to Hilton Head Island, SC is Eagle's Point Plantation. This premier Bluffton golf community offer a fantastic Davis Love III designed golf course that residents and visitors enjoy. Along with great golf, this Bluffton neighborhood is close to fantastic outlet shopping and less than an hour from historic Savannah, GA.



## Hampton Hall

This residential golf community in Bluffton, SC offers luxury single family home designs. This Bluffton neighborhood has an array of opportunities for residents to enjoy, including the Pete Dye Signature Golf Course. The private and serene setting provides an amazing place to live and play.



## Hampton Lake

Hampton Lake features 340 acres of nature preserve, 15 miles of lake shoreline and 7 miles of navigable waterways. Hampton Lake has over 900 acres of land with approximately 900 homesites. The community waterways are the centerpiece to the neighborhood and offer a club with waterfront pool, sandy beach and restaurant.

Clubhouse	Beach Access	Tennis	Pool	Golf	Marina
●					Lo Hi SALES A/C
●	●	●	●		Lo \$380K Hi \$1.595M A/C \$728K
●	●	●	●	●	Lo \$595K Hi \$1.295M A/C \$951K
●	●	●	●	●	Lo \$399K Hi \$2.45M A/C \$929K
●	●	●	●	●	Lo \$329K Hi \$1.5M A/C \$677K
●	●	●	●	●	Lo \$399K Hi \$2.45M A/C \$929K
●	●	●	●		Lo Hi SALES A/C
●	●	●	●		Lo \$319K Hi \$995K A/C \$601K
●	●	●			Lo \$164K Hi \$369K A/C \$296K



## BLUFFTON/MAINLAND



### Hampton Pointe

Hampton Pointe is located in Bluffton and offers a private country club located in a low country setting of woodlands, lakes and lagoons. The amenities include a 18-hole Nicklaus Design Golf Course, fitness center, clubhouse, swimming pool, tennis courts and six miles of leisure trails. The community offers home and home sites that fit every taste.



### Island West

Gated, country club living awaits when you purchase real estate in Island West in Bluffton, SC. This traditional-style neighborhood is located just ten miles west of Hilton Head Island, off U.S. 278. There are 261 wonderful wooded lots for homes in Island West.



### Lawton Station

Looking for a gated community in Bluffton, SC that exemplifies a classic spirit, harmony with nature, high quality homes and Lowcountry charm? It may seem impossible to find, but it all exists in the new gated community of Lawton Station. This is a place where you will walk along tree-lined streets and stop for a chat with your neighbors.



### Mill Creek at Cypress Point

Mill Creek at Cypress Point is a D.R. Horton community located in SC's Lowcountry, on the west side of Hwy 170 and three miles south of Hwy 278. This laid back Bluffton community is situated between Charleston and Savannah and consists of 114 homes. Choose between the 28 floorplan options, which are priced from the \$180's to \$300's.



### Moss Creek

Located in the Bluffton area, Moss Creek is the first off-island plantation community. There are over 1,000 acres surrounded by the mesmerizing Mackay's Creek and the extensive Hilton Head nature preserve. The breathtaking location and private setting allows for a variety of window views featuring water front, lush woods, marshes, and marina.



### Pinecrest

If you are looking for an area golf community, but don't want to pay outrageous real estate prices, then Pinecrest is the affordable option. Everything is right at your doorstep to help you know you made the perfect real estate purchase. There are plenty of shopping, dining, medical facilities and churches nearby, as well as the Bluffton School Complex and private schools.



### Rose Hill Plantation

Situated in the Low Country of Beaufort County in the greater Bluffton area of South Carolina is a great neighborhood called Rose Hill Plantation. This golf neighborhood about 10 miles west of Hilton Head Island has a variety of homes, including golf fairway homes, country estates and marsh waterfront homes with views of the Colleton River.



### The Crescent

The Crescent is home to the only Arnold Palmer-designed golf course in the Hilton Head Island area. Featuring 428 fairway homes and 12 villas, this community offers golf and family amenities. The Crescent Point Clubhouse features a pro shop, grill, and a residents-only gathering room. Flexible golf membership are available for the golf.



### Sun City Hilton Head

Sun City was built by Del Webb and designed for those who are 55 and older. Located in Bluffton on beautiful Lake Somerset, Sun City offers two eighteen hole golf courses, swimming, fitness facilities and is well known for their numerous clubs for everything including gardening, music, literature, languages and current events. Sun City real estate offers many designs and price ranges with homes just over 1,000 sqft.

Clubhouse	Beach Access	Tennis	Pool	Golf	Marina	
●	●	●	●			Lo + 289k Hi + 349k Avg + 332k
●	●	●	●			Lo + 219k Hi + 349k Avg + 325k
						Lo + 259k Hi + 345k Avg + 298k
						Lo + 145k Hi + 340k Avg + 257k
						Lo + 153k Hi + 1.97M Avg + 442k
●	●	●	●			Lo + 169k Hi + 297k Avg + 213k
●	●	●	●			Lo + 249k Hi + 1.69M Avg + 638k
●	●	●	●			Lo + 155k Hi + 182k Avg + 152k
●	●	●	●	●		Lo + 134k Hi + 499k Avg + 325k